

CLARIFICATION OF ARCHITECTURAL ADDITIONS – REVISED 9/10/2012

This document is intended to clarify some frequently asked questions only. It does not replace the guidelines established in the By-Laws of the Keats Glen Community Association and it does not address every type of architectural addition. Please refer to the By-Laws for complete information.

Items that DO NOT require architectural approval

Flower Beds

- Mulched beds adjacent to the house less than 6 feet wide

Shrubs / Bushes

- Any shrubs / bushes planted adjacent to the house or in existing flower beds that are less than 4 feet high at maturity.

Vegetable Gardens

- One 8x8 or smaller garden does not need approval as long as it is placed in the rear of the house all plants to be grown remain under 4 feet in height (i.e. no corn, sunflowers, etc.)

Items that MUST have prior approval

All permanent fixtures

- Including, but not limited to, decks, patios, retaining walls, steps, art sculptures, fences, flower beds not adjacent to the house, etc.
- All materials and designs must be pre-approved by the Architectural Committee
- ALL project materials (i.e. stone, mulch, decking material, etc.) must be delivered onto the homeowner's yard or driveway. NO DUMPING of materials is allowed in the street. Anyone delivering materials to the street will be fined and the materials may be removed at the homeowner's expense.

Trees

- ALL trees require approval prior to planting. Approval will be based on the type, number, and size of trees at maturity. The homeowner MUST provide all relevant information about the trees for review.

FAILURE TO OBTAIN APPROVAL WILL RESULT IN FINES TO THE HOMEOWNER. ANY NON APPROVED ADDITION MAY BE REMOVED BY THE ASSOCIATION AT THE HOMEOWNER'S EXPENSE.

If you have questions regarding a potential addition, contact a member of the Architectural Committee for Clarification before you begin a project.